



Department of Planning, Building and Code Enforcement
HARRY FREITAS, DIRECTOR

**NOTICE OF PREPARATION
OF AN ENVIRONMENTAL IMPACT REPORT FOR THE
SAMARITAN MEDICAL CENTER MASTER PLAN**

File Nos: PDC15-028;GP15-014;PDC15-029;PD14-013

Project Applicant: Samaritan Medical Center

APNs: 421-38-006, -007, and -008 and 421-37-001, -002, -003, -004, -005, and -0018

As the Lead Agency, the City of San José will prepare an Environmental Impact Report (EIR) for the Samaritan Medical Center. The City welcomes your input regarding the scope and content of the environmental information that is relevant to your area of interest, or to your agency's statutory responsibilities in connection with the proposed project. If you are affiliated with a public agency, the EIR may be used by your agency when considering subsequent approvals related to the project. The project description, location, and a brief summary of the probable environmental effects that will be analyzed in the EIR for the project are attached.

According to State law, the deadline for your response is 30 days after receipt of this notice. However, we would appreciate an earlier response, if possible. Send your comments to the following person by **Monday, September 21, 2015**. If you are a public agency, please identify a contact person.

City of San Jose, Department of Planning, Building, and Code Enforcement,
Attn: Sanhita Ghosal, Planner III
200 East Santa Clara Street, 3rd Floor San Jose, CA 95113-1905
Phone: (408) 535-7851, e-mail: sanhita.ghosal@sanjoseca.gov

The Draft EIR (DEIR) for the Samaritan Medical Center Master Plan is currently being prepared. A separate EIR Notice of Availability will be circulated when the DEIR becomes available for public review and comments.

The City of San Jose will hold a combined community meeting and public scoping meeting for the EIR. The meeting will be held at **7:00 PM, Tuesday August 25, 2015** at Cambrian Library Community Room, 1780 Hillsdale Avenue, San Jose, CA 95136.

The EIR public scoping meeting is an opportunity for City staff to describe the proposed project's environmental review process and to obtain your input on issues you wish to see discussed in the EIR analysis. Please note that while input will be taken at the meeting, all official responses to the NOP must be submitted in writing prior to the end of the 30-day noticing period. The Notice of Preparation for the EIR is available for review online on the City of San Jose's Planning Division web site under "Active EIRs" at: <http://www.sanjoseca.gov/planning>

Harry Freitas, Director, Department of Building, Planning, and Code Enforcement
City of San José

Deputy

Date

8-12-2015

File#:

946

8/13/2015

**NOTICE OF PREPARATION
OF A DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE
SAMARITAN MEDICAL CENTER**

August 2015

1.0 INTRODUCTION

The purpose of an Environmental Impact Report (EIR) is to inform decision-makers and the general public of the environmental effects of a proposed project that an agency may implement or approve. The EIR process is intended to provide information sufficient to evaluate a project and its potential for significant impacts on the environment; to examine methods of reducing adverse impacts; and to consider alternatives to the project.

The EIR for the proposed development will be prepared and processed in accordance with the California Environmental Quality Act (CEQA) of 1970, as amended. In accordance with the requirements of CEQA, the EIR will include:

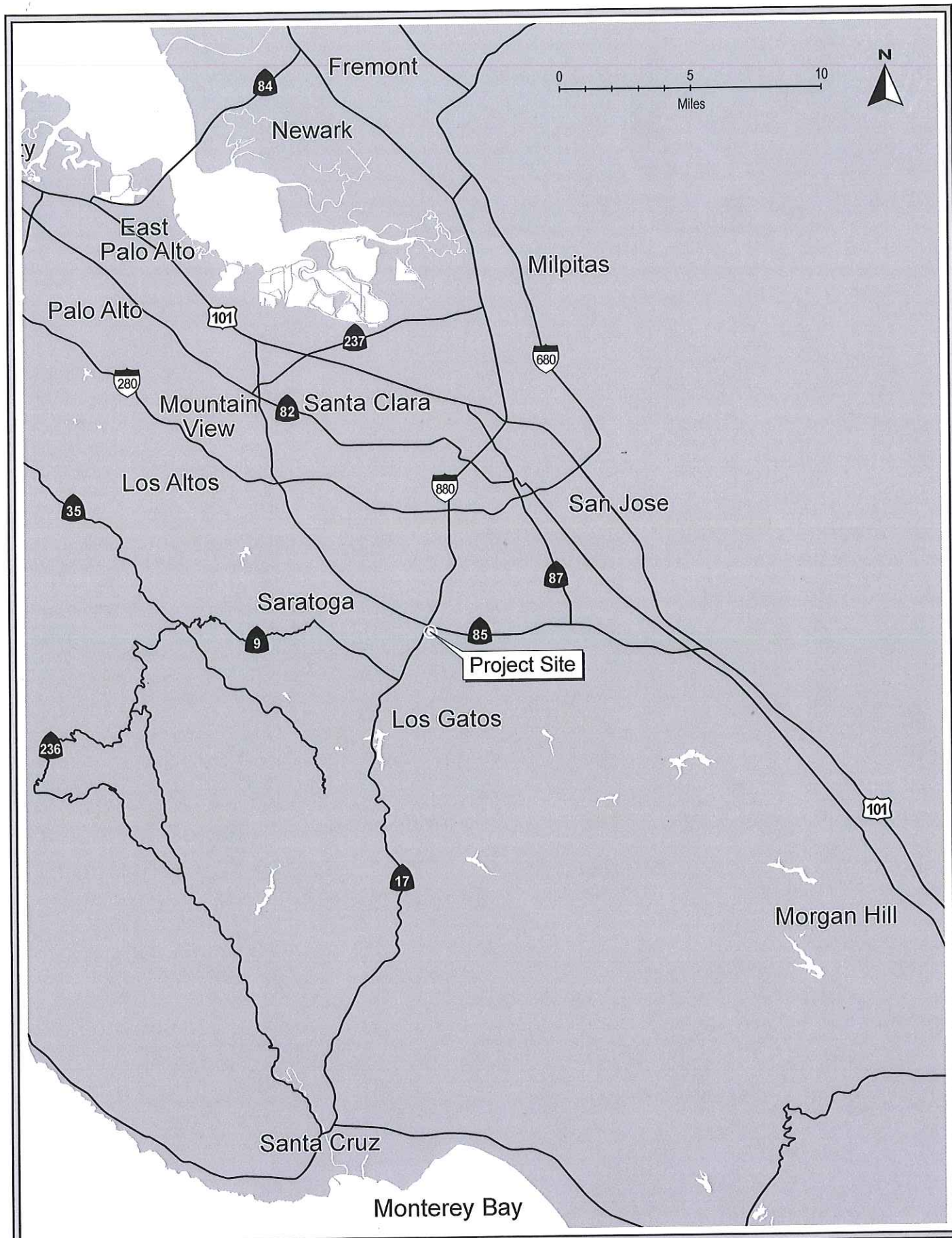
- A summary of the project
- A project description
- A description of the existing environmental setting, potential environmental impacts, and mitigation measures
- Alternatives to the project as proposed
- Environmental consequences, including: (a) any significant environmental effects which cannot be avoided if the project is implemented; (b) any significant irreversible and irretrievable commitments of resources, (c) the growth-inducing impacts of the proposed project, (d) effects found not to be significant, and (e) cumulative impacts.

2.0 PROJECT LOCATION AND CURRENT USES

The approximately 13-acre project site is a portion of the larger Samaritan Medical Center campus, located in an urban area of central San Jose (see Figures 1, 2, and 3). The project site consists of two physical areas (the "Samaritan Court Project Area" and the "Samaritan Drive Project Area") as shown on Figures 2 and 3 and described as follows:

(1) Samaritan Court Project Area: The first area (APNs 421-38-006, -007, and -008) consists of approximately four acres on both sides of Samaritan Court, southwest of Samaritan Drive. This area of the project site is currently developed with a one-story medical office building, surface parking, and undeveloped vacant land. Single-family homes are located along the western and southern boundaries of Samaritan Court. There are sidewalks along the public streets.

(2) Samaritan Drive Project Area: The second area (APNs 421-37-001, -002, -003, -004, -005, and -018) consists of approximately nine acres fronting the north and east sides of Samaritan Drive. This area of the project site is further divided into two sub-parts: (i) a northern portion, currently developed with one two-story medical office building, and (ii) a southern portion, currently developed with 12 one-story medical office buildings. The Samaritan Drive Project Area also contains surface parking areas, landscaping, and three driveways accessed from Samaritan Drive. It also has sidewalks along all public streets. The project area is primarily



REGIONAL MAP

FIGURE 1

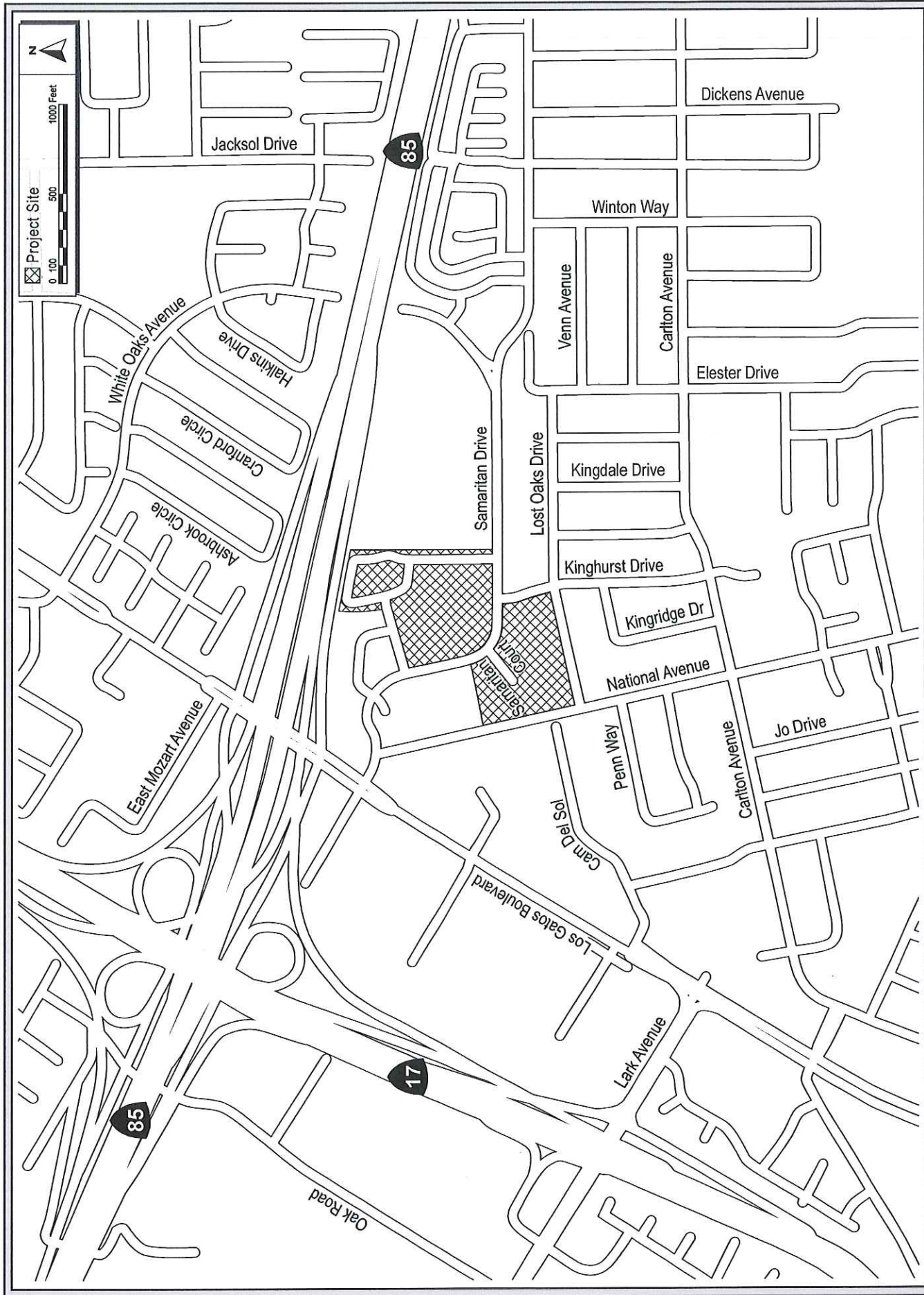
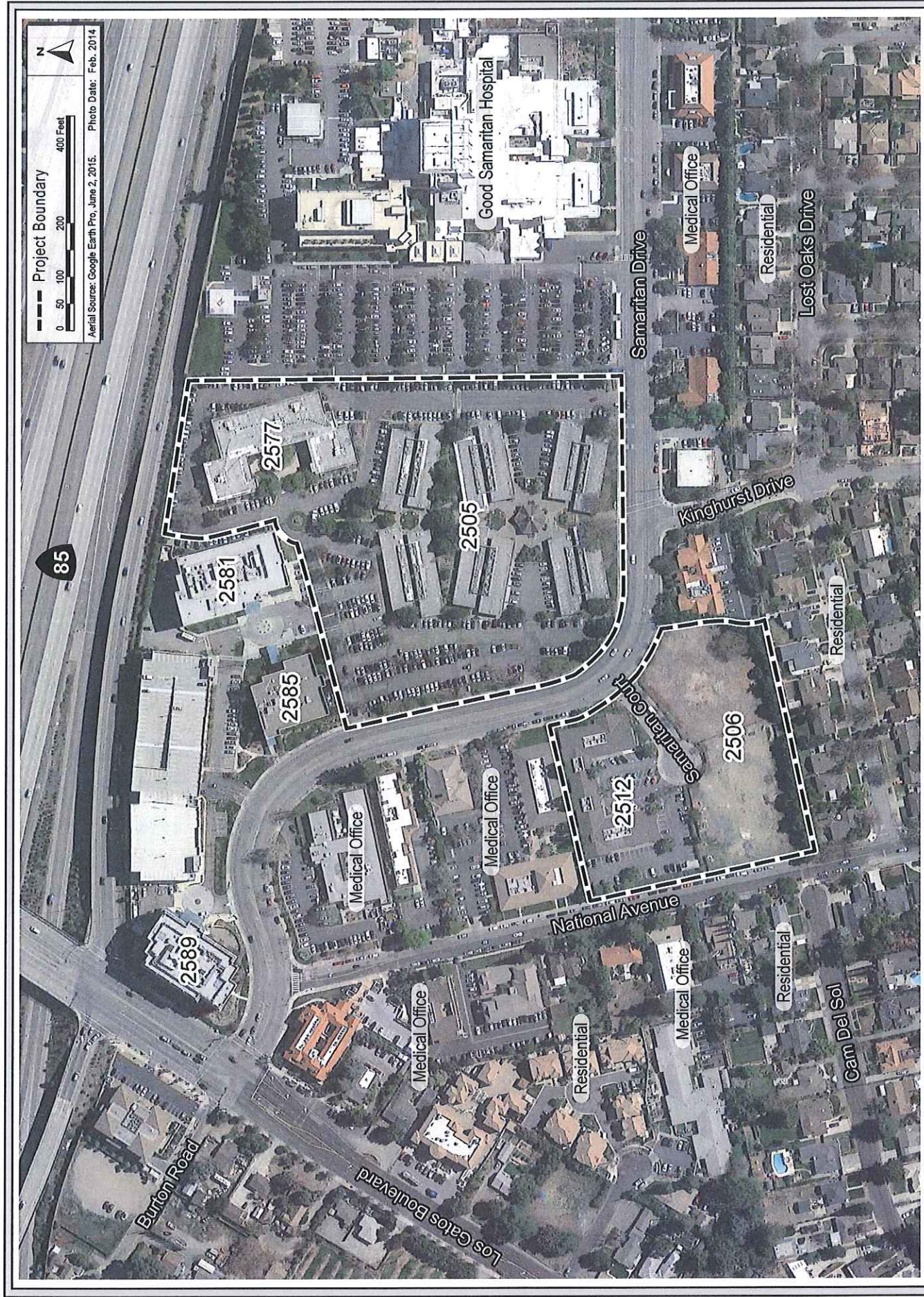


FIGURE 2

VICINITY MAP



AERIAL PHOTOGRAPH AND SURROUNDING LAND USES

FIGURE 3

developed with medical office uses. The southern portion of the site on Samaritan Court is vacant while the northern portion is developed with a one-story medical office building and surface parking. Access to this portion of the site is via the cul-de-sac on Samaritan Court.

The project site does not include those portions of the Samaritan Medical Center campus that contain the newer buildings located at 2585, 2581, and 2589 Samaritan Drive.

3.0 BACKGROUND INFORMATION

An Initial Study was prepared and circulated in 2014 that addressed development/rezoning applications for only the 2506 Samaritan Court site (File Numbers PDC 14-008 and PD14-013). The document was circulated to the public between September 25, 2014 and October 14, 2014. The project sponsor suspended work on those applications in November 2014 to further study that development. That project has now been revised to also propose development on the remaining portions of the project site. Therefore, this EIR addresses development at 2506 Samaritan Court as analyzed in the 2014 Initial Study, as well as additional development envisioned for the balance of the Samaritan Court Project Area and the Samaritan Drive Project Area.

Development proposed for the Samaritan Court Project Area is consistent with the existing General Plan designation, whereas development proposed for the Samaritan Drive Project Area would require a General Plan Amendment (GPA) for approval. Because a GPA is not needed for approval of development on Samaritan Court, development of the Samaritan Court Project Area can proceed independently of development on the Samaritan Drive Project Area. In light of this, discussion throughout this EIR addresses the following two scenarios:

- (1) Impacts from development of the Samaritan Court Project Area only; and
- (2) Combined impacts from development of both the Samaritan Court Project Area and the Samaritan Drive Project Area.

4.0 PROJECT DESCRIPTION

The project is the demolition of existing medical office buildings and improvements on the entire 13-acre project site, and redevelopment of the project site with five new, state-of-the-art buildings containing 475,250 square feet (sf) of space designed for medical offices and related uses. This equates to a net increase of 364,726 sf of space on the site over existing conditions. The project would also include construction of three parking structures. The proposed buildings would be constructed in five phases. The installation of a traffic signal at the intersection of Samaritan Drive and Samaritan Court is also included in the project.

Development proposed for the Samaritan Court Project Area would have a density in conformance with the existing *NCC- Neighborhood/Community Commercial* General Plan designation (FAR 2.0 [1 to 4 stories]). Development on Samaritan Drive would be up to six stories in height, which exceeds the four-story height limit. Development on Samaritan Drive would, therefore, require approval of a General Plan Amendment (GPA) to the Land Use Transportation Diagram land use designation of *Regional Commercial*.

The project proposes to rezone the entire 13-acre project site to Planned Development (PD) zoning. It is anticipated that the Samaritan Court Project Area would be rezoned to *CO(PD)* and the Samaritan Drive Project Area would be rezoned to *CG(PD)*. At least three Planned Development Permits would be required (two for the Samaritan Court Project Area and at least one for the Samaritan Drive Project Area), to allow flexibility in the existing building sizes, setbacks, and height requirements.

This EIR will provide environmental review for the proposed GPA, rezonings, and development on the entire 13-acre project site, including the development previously proposed for 2506 Samaritan Court.

The EIR is intended to provide the City of San Jose, other public agencies, and the general public with the relevant environmental information needed in considering the proposed project. The City of San Jose anticipates that discretionary approvals by the City, including but not limited to the following, will be required to implement the project addressed in this EIR:

1. General Plan Amendment
2. Planned Development Rezonings
3. Planned Development Permits, including Site and Architectural Review
4. Issuance of demolition, grading, building, tree removal, and occupancy permits

5.0 ENVIRONMENTAL IMPACTS TO BE ANALYZED

The DEIR will address the environmental impacts associated with the proposed Samaritan Medical Center Master Plan project. The City anticipates that the DEIR will focus on the following issues:

Land Use

The DEIR will describe existing land uses in the project area and the project's consistency with plans and policies including the current General Plan Land Use/Transportation Diagram and San José Zoning Ordinance. The DEIR will describe the changes in land uses proposed by the project and identify land use compatibility impacts, as necessary. Mitigation measures will be described for any significant land use impacts.

Transportation

The DEIR will describe the existing traffic conditions in the project area and compare them to project traffic conditions, based on a Traffic Impact Analysis (TIA) to be completed according to the requirements of the City and VTA. Traffic impacts resulting from the proposed project and feasible mitigation measures for significant impacts will be identified.

Noise and Vibration

The DEIR will describe the existing noise environment and noise impacts to and from the proposed project. Noise impacts will be identified for: (1) proposed land use changes that will expose sensitive receptors to long-term noise exceeding those considered normally acceptable based on the City's policies; and (2) short-term noise or vibration impacts to sensitive receptors as a result of construction. Mitigation measures will be identified, as appropriate.

Air Quality

The DEIR will describe existing local and regional air quality and the air quality impacts of the proposed project in accordance with the Bay Area Air Quality Management District (BAAQMD) CEQA Guidelines. The impact of the project on local emissions and regional air quality plans will be analyzed. Impacts of the project from toxic air contaminants and diesel particulate matter will also be analyzed. Mitigation measures will be identified, as appropriate.

Biological Resources

The DEIR will include a description of the existing biological setting and an analysis of impacts to biological resources such as habitats, special-status species, and trees per the CEQA Guidelines and City of San José standards. Impacts from the proposed project will be described and mitigation measures will be identified, as appropriate.

Geology, Soils and Seismicity

The DEIR will identify geologic and seismic hazards, geologic constraints, and risks resulting in impacts to development proposed and identify mitigation measures, as appropriate.

Hydrology and Water Quality

The DEIR will describe existing hydrology and water quality and will evaluate flooding, drainage, and water quality impacts that would result from or impact development in the project area. The DEIR will identify mitigation measures, as appropriate.

Hazardous Materials and Hazards

The DEIR will describe existing conditions and impacts resulting from hazardous materials contamination from current or former uses in the project area. Mitigation measures will be identified for impacts resulting from or to development included in the project, as appropriate.

Public Services

Increases in demand for public services resulting from the project will be estimated in the DEIR based upon a qualitative estimate of demand for school, police, fire, and medical services and estimates of per capita demand for parks and libraries. Likely impacts to the physical environment that could result from these increased demands will be identified. Mitigation measures, such as in-lieu fees, and other programs and funding mechanisms for new facilities will be identified, as appropriate.

Utilities and Service Systems

The DEIR will describe the anticipated demand for utilities and services, including water, sanitary sewer, storm sewer, and solid waste resulting from the proposed project. Exceedance of the existing capacity of existing infrastructure, such as water, stormwater, and sanitary sewer pipelines will be identified. Mitigation measures for utility and service impacts will be identified, as appropriate.

Cultural Resources

The DEIR will describe existing cultural resources in the City based upon available inventories of historic resources in the project area. The potential for cultural or historic resources to be affected by development will be assessed. Mitigation measures will be identified for significant cultural resource impacts, as appropriate.

Aesthetics and Visual Resources

The DEIR will describe the existing visual character of the project area. The DEIR will evaluate the aesthetic changes that will result from implementation of the proposed project. Mitigation measures for aesthetic and visual resource impacts will be identified, as appropriate.

Energy

In conformance with Appendix F of the CEQA Guidelines, the DEIR will identify the potential for the project to result in significant energy impacts. Mitigation measures for energy impacts will be identified, as appropriate.

Population and Housing

The DEIR will describe anticipated changes in projected population, jobs, and housing as a result of the proposed project. Population and housing impacts will be addressed and mitigation measures identified, as appropriate.

Global Climate Change

The DEIR will describe the regulatory context surrounding the issue of global climate change and will evaluate the greenhouse gas emissions and contribution to global climate change resulting from the project. The DEIR will also discuss impacts to the project area resulting from the effects of global climate change. Mitigation measures will be identified, as appropriate.

Cumulative Impacts

The DEIR will discuss the cumulative impacts of the project in combination with other past, present, or reasonably foreseeable programmatic projects. Mitigation measures will be identified to reduce and/or avoid significant impacts, as appropriate.

Alternatives

The DEIR will evaluate possible alternatives to the project, based on the results of the environmental analysis. The alternatives discussion will focus on those alternatives that could feasibly accomplish most of the basic objectives of the Samaritan Medical Center Master Plan and could avoid or substantially lessen one or more of the significant environmental effects (CEQA Guidelines Section 15126.6). The environmentally superior alternative(s) will be identified based on the number and degree of associated environmental impacts.

Other Sections

The DEIR will also include all other sections required under the CEQA Guidelines, including: 1) Growth Inducing Impacts; 2) Significant Unavoidable Impacts; 3) Significant Irreversible

Environmental Changes; 4) Consistency with Plans and Policies; 5) References; and 6) EIR Authors. Relevant technical reports will be provided as appendices.

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